


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on April 28, 2021 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p style="text-align: center;">Design and Historic Review Commission Agenda</p> <p style="text-align: center;"><i>City Hall Council Chambers One City Plaza</i></p> <p style="text-align: center;">Wednesday, April 28, 2021, 4:00 p.m.</p>
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Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Design and Historic Review Commission will be conducted remotely through technological means.

City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

April 14, 2021

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-34493-2021:** This is a request by Jan Bann Delarm to construct a rear addition consisting of a bedroom and bath for the property located at 540 S. Madison Avenue, in the Century Heights Conservancy Residential Historic District

AESTHETIC OVERLAY:

None

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular Location.

INFORMATION ITEMS

1. Staff
 - Administrative Approvals:
 - Historic District
 - None
 - Aesthetic Overlay
 - None
2. National Heritage Area
3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Design and Historic Review Commission Meeting Minutes
April 14, 2021

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, April 14, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice-Chairman Juan Leal-Rubio and Commissioners Chris Hamel, James Sheldahl and Amanda Coltman. Commissioner Bill Moody was absent. There is one vacancy.

STAFF MEMBERS present included Alyssa Linville Assistant Director DCD; Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner and Alejandro Marquez, Administrative Assistant.

Chairman Rushin called the meeting to order at 4:03 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

March 24, 2021

Motion by Hamel, second by Coltman to APPROVE the minutes of March 24, 2021. Motion carried (5-0) with one absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.

DHRC-33962-2021: *This is a request by Fowler Malone, on behalf of D. Michael and Lisa Brazeel, to construct a new detached garage with an office above and for the remodel of the primary residence at 618 S. Orange Avenue, in the Century Heights Conservancy Residential Historic District.*

Erika Peterson, Assistant Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Leal-Rubio asked is the office was for personal use. **Peterson** replied yes. **Hamel** asked if there was going to be a gate at the entrance of the driveway. **Sheldahl** expressed concern about the windows and asked if they were repairable. **Peterson** deferred both questions to the applicant.

APPLICANT / APPLICANT'S REPRESENTATIVE

Fowler Malone, 2896 Ave. B Yuma AZ, 85364, replied yes, there will be a gate at the entrance of the driveway, and then stated that the windows could not be repaired but would be replaced with a similar style.

Lisa Brazeel 618 S. Orange Ave. Yuma AZ, 85364, also stated that the windows were unrepairable, that they were a fire hazard and needed to be replaced.

PUBLIC COMMENT

None

Motion by Hamel, second by Leal-Rubio, to APPROVE Case Number DHRC-33962-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with one absent.

Rushin commented that the proposed project was very well put together and was easy to approve.

DHRC-34313-2021: *This is a request by Erandy D. Juarez Delgado, for historic review of new paint and signage for the property located at 695 S. Orange Avenue, in the Century Heights Conservancy Residential Historic District.*

Amelia Griffin, Assistant Planner summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Leal-Rubio expressed concern about the landscaping around the business. **Griffin** replied that the applicant will do some landscaping, however there was not a landscape requirement added when the business license was approved.

APPLICANT / APPLICANT'S REPRESENTATIVE

Erandy D. Jaurez Delgado 2983 W. 27th Lane Yuma AZ, 85364, was present and available for questions.

Leal-Rubio translated discussions into Spanish for Ms. Delgado and her questions and comments into English for the Commission. **Delgado** then commented in Spanish, that she was doing the improvements to the building so that their customers were able to distinguish them from the other businesses and homes in the area.

PUBLIC COMMENT

None

Motion by Sheldahl, second by Coltman, to APPROVE Case Number DHRC-34313-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with one absent.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

Coltman commented that the murals being painted next to the Rebel and Rose building look great, and that she was very excited about the artwork that would be coming into the area. **Rushin** agreed.

Public

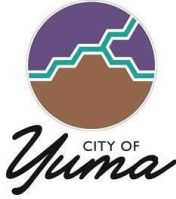
None

ADJOURNMENT

The meeting was adjourned at 4:21 p.m.

Minutes approved this _____ day of _____, 2021.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-34493-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: ERIKA PETERSON

Hearing Date:

April 28, 2021

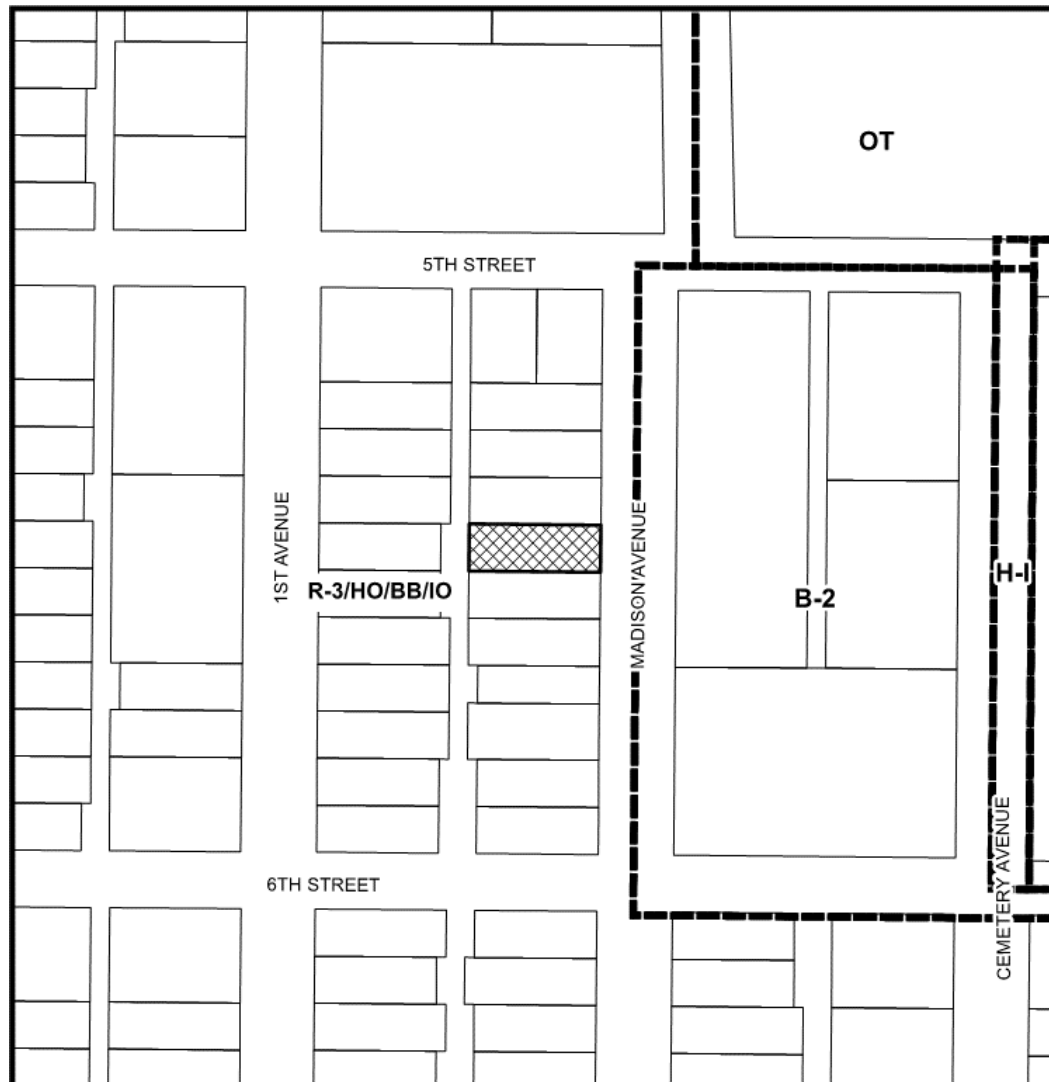
Case Number:

DHRC-34493-2021

Project Description/Location:

This is a request by Jan Bann Delarm to construct a rear addition consisting of a bedroom and bath for the property located at 540 S. Madison Avenue, in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-52-043
Historic Listing Status:	Noncontributing Property
Address:	540 S. Madison Avenue
Property Owner: Property Owner's Agent	Jan Bann Delarm
Zoning of the Site:	R-3/H/BB/IO
Existing Land Use(s) on the Site:	Residential
Surrounding Zoning and Land Uses:	
○ North:	R-3/H/BB/IO; Residential
○ South:	R-3/H/BB/IO; Residential
○ East:	R-3/H/BB/IO; Residential
○ West	R-3/H/BB/IO; Residential
Related Actions or Cases:	ZH88-2
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The property is located at 540 S. Madison Avenue in the Century Heights Conservancy Residential Historic District. Historically used as a residence, the property owner is proposing to construct a 20 foot x 20 foot rear addition consisting of a master bedroom and bath.

The new addition will be built over a concrete foundation, constructed using wood framing and will also have a stucco finish to match the rear part of the home. In addition, 2- single hung windows, 1 sliding glass door, and 1- 2 foot x 1 foot sliding window in the bathroom will be installed. The new addition will have a gabled roof with brown asphalt shingles to match the existing roof. Furthermore, a new concrete patio, without a roof covering, will also be added to the rear of the property with no additional changes to the landscaping.

Staff Analysis:

The 904 square foot home was constructed in 1953 and features a kitchen, a living room, 2 bedrooms and 1 bath. The residence is not listed as a contributing property in the Century Heights Conservancy Residential Historic District. The property is 7,000 square feet in size, measuring 50 feet wide by 140 feet deep. The residence has a pitched gabled roof, the exterior front and two sides of the residence are finished with Mexican brick while the rear of the home has a stucco finish.

The proposed addition will be similar in appearance to the existing rear part of the home and will not be easily visible from the front of the home off Madison Avenue. Staff feels that this proposal will not harm the historic aesthetics and integrity of the surrounding properties or the neighborhood.

Staff Recommendation: Staff recommends **APPROVAL** of the proposed construction of a rear addition, consisting of a bedroom and bath for the property located at 540 S. Madison Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-34493-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing the request by Jan Bann Delarm for construction of a rear addition, consisting of a bedroom and bath for the property located at 540 S. Madison Avenue, in the Century Heights Conservancy Residential Historic District subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: April 19, 2021

Final staff report delivered to applicant on: April 20, 2021

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: April 20, 2021 |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

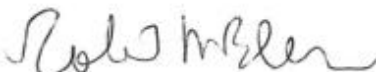
- A. Conditions of Approval
- B. Site Plan
- C. Site Photos
- D. Proposed Elevations

Prepared By:
Erika Peterson
Assistant Planner



Date: 4/20/21
Erika.Peterson@YumaAZ.gov (928)373-5000, x3071

Reviewed By:
Robert Blevins
Principal
Planner



Date: 4/19/21

Approved By:
Alyssa Linville,
Assistant Director Community Development



Date: 04/20/21

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

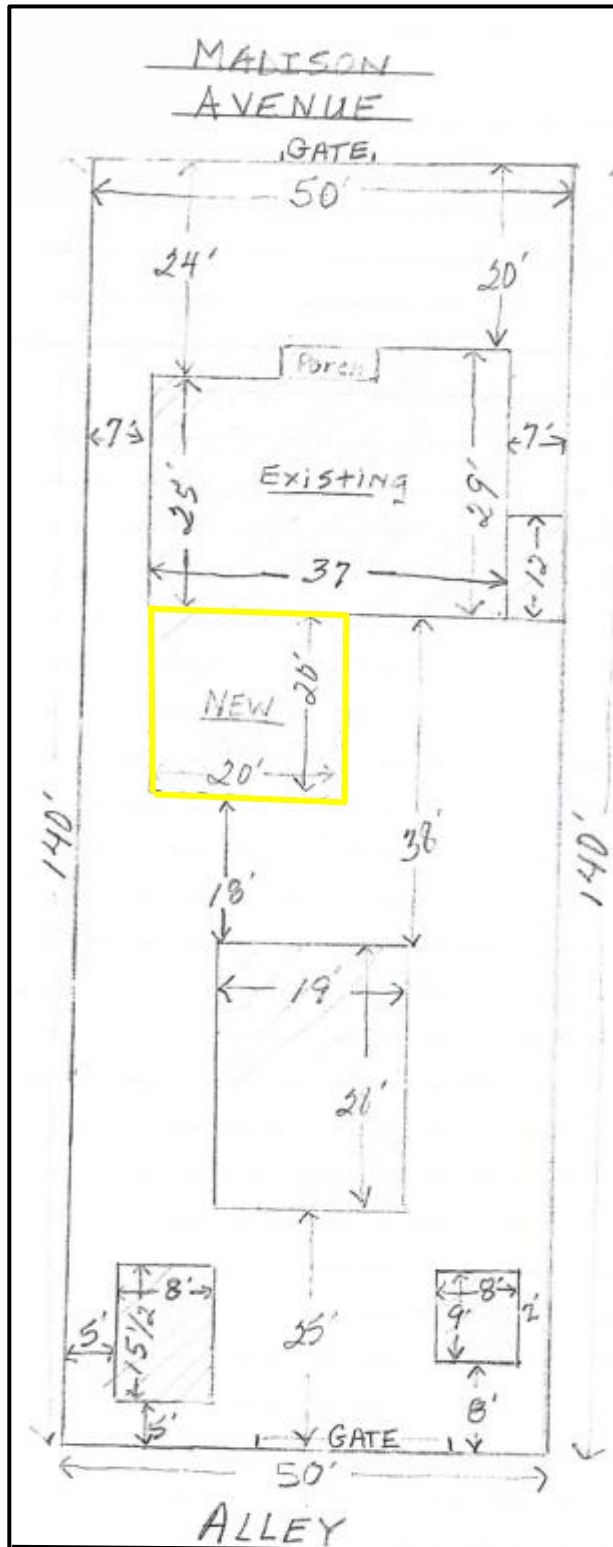
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Erika Peterson, Assistant Planner, (928) 373-5000 x3071

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.
4. The Owner shall submit to the City of Yuma, for recordation, a signed and notarized Avigation Easement on the property acknowledging potential noise and overflight of aircraft from both daily and special operations of the Marine Corps Air Station and the Yuma International Airport.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Site Plan



ATTACHMENT C
Site Photos



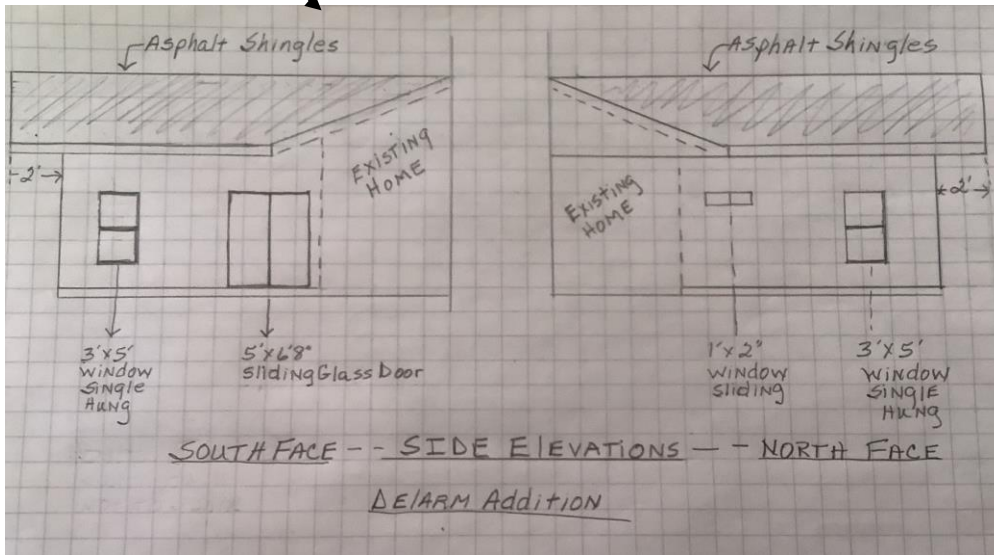
Location of
proposed addition



Location of
proposed
addition

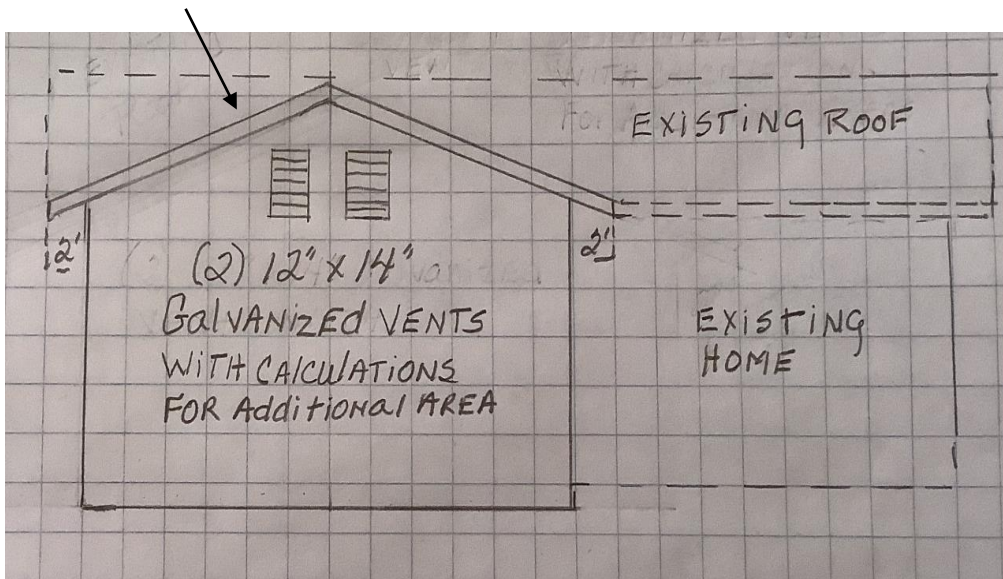
ATTACHMENT D Proposed Elevations

Side Elevations



Sherwin Williams, HGSW2116
Sonya Orange, stucco color

Rear Elevations



Valspar 1011-4 Posh Red,
Doors & windows

